

122.0

0004

0008.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

817,700 / 817,700

USE VALUE:

817,700 / 817,700

ASSESSED:

817,700 / 817,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17		SPRING VALLEY, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: STIFFLER DANA E	
Owner 2:	
Owner 3:	

Street 1: 17 SPRING VALLEY	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ALDRIDGE JOHN/BREE B -	
Owner 2: -	

Street 1: 17 SPRING VALLEY	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1800, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Z	R4
TOWNHOU	100
o	
n	
Census:	Exempt
Flood Haz:	
D	
s	
t	
Topo	1
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
No of Units	Depth / PriceUnits
Sq. Ft.	Unit Type
Site	Land Type
0	LT Factor
90.	Base Value
0.94	Unit Price
10	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1 %
Infl 2 %	Infl 3 %
Appraised Value	Alt Class %
556,198	Spec Land J Code Fact
556,200	Use Value Notes

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6600.000	261,100	400	556,200	817,700		78855
							GIS Ref
							GIS Ref
							Insp Date
							08/02/18

PREVIOUS ASSESSMENT								Parcel ID	122.0-0004-0008.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,100	400	6,600.	556,200	817,700		Year end	12/23/2021
2021	101	FV	253,600	400	6,600.	556,200	810,200		Year End Roll	12/10/2020
2020	101	FV	253,600	400	6,600.	556,200	810,200		Year End Roll	12/18/2019
2019	101	FV	210,500	400	6,600.	587,100	798,000	798,000	Year End Roll	1/3/2019
2018	101	FV	209,800	0	6,600.	432,600	642,400	642,400	Year End Roll	12/20/2017
2017	101	FV	209,800	0	6,600.	414,100	623,900	623,900	Year End Roll	1/3/2017
2016	101	FV	209,800	0	6,600.	383,200	593,000	593,000	Year End	1/4/2016
2015	101	FV	198,200	0	6,600.	321,400	519,600	519,600	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
ALDRIDGE JOHN/B	62799-2		10/17/2013		555,000	No	No						
CAPITMAN JOHN A	47725-80		6/29/2006	Family	435,000	No	No						
LEAHY PAUL/ETAL	26804-589		11/5/1996		193,500	No	No	Y					

BUILDING PERMITS								ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/6/1996	581		25,000					REM/KIT ADD 8X16 W	8/2/2018	Inspected	CC	Chris C
									5/25/2018	MEAS&NOTICE	HS	Hanne S
									12/3/2008	Meas/Inspect	163	PATRIOT
									12/17/1999	Inspected	263	PATRIOT
									11/17/1999	Mailer Sent		
									10/28/1999	Measured	263	PATRIOT
									7/20/1992		KT	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average	SCUTTLE HOLE.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

**OTHER FEATURES**

Kits:	1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1
A Kits:		Rating:	Level FY LR DR D K FR RR BR FB HB L O
Fpl:	1	Rating: Average	Other
WSFlue:		Rating:	Upper
Lvl 2			Lvl 2
Lvl 1			Lvl 1
Lower			Lower

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1800
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond: AG - Avg-Good

26. %

Functional:

%

Economic:

%

Special:

%

Override:

%

**REMODELING**

Exterior:

No Unit	RMS	BRS	FL
1	7	3	

Interior:

No Unit	RMS	BRS	FL
1	7	3	

Additions:

No Unit	RMS	BRS	FL
1	7	3	

Kitchen:

No Unit	RMS	BRS	FL
1	7	3	

Baths:

No Unit	RMS	BRS	FL
1	7	3	

Plumbing:

No Unit	RMS	BRS	FL
1	7	3	

Electric:

No Unit	RMS	BRS	FL
1	7	3	

Heating:

No Unit	RMS	BRS	FL
1	7	3	

General:

No Unit	RMS	BRS	FL
1	7	3	

**CALC SUMMARY**

Basic \$ / SQ: 135.00

Size Adj.: 1.35000002

Const Adj.: 0.99989998

Adj \$ / SQ: 182.232

Other Features: 78500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 354696

Depreciation: 93640

Depreciated Total: 261056

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 182.23

Special Features: 0 Val/Su Net: 131.60

Final Total: 261100 Val/Su SzAd: 194.27